

The Special/Study Meeting of the Troy City Planning Commission was called to order by Vice Chair Chamberlain at 7:30 p.m. on February 3, 2004, in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Gary Chamberlain
Lawrence Littman
Robert Schultz
Walter Storrs
Thomas Strat

Absent:

Lynn Drake-Batts
Mark J. Vleck
David T. Waller
Wayne Wright

Also Present:

Mark F. Miller, Planning Director
Brent Savidant, Principal Planner
Allan Motzny, Assistant City Attorney
Kathy Czarnecki, Recording Secretary

Vice Chair Chamberlain postponed the motion to excuse absent members.
[See page 2]

2. PUBLIC COMMENTS

There was no one present who wished to speak.

3. PLANNING AND ZONING REPORT

Mr. Miller reported that he has information available with respect to the Kwan office building on Dequindre, but it would be best to postpone the discussion until Mr. Vleck is in attendance.

4. SUB-COMMITTEE REPORT – CR-1

- and -

8. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 200) – Article 11.00.00 CR-1 One Family Cluster

Agenda item #4 relating to the CR-1 Sub Committee and Agenda item #7 were discussed collectively.

Mr. Miller reported that the Planning Department prepared draft ordinance language that will in effect allow residential development opportunities in the R-1A to R-1E zoning districts. He noted two specific items that should be addressed are the provision for public or private roads and the approval process.

The proposed language was reviewed thoroughly, section by section. Modifications were noted and the Planning Department will incorporate the changes into a revised draft for review by the Commission at their February 24, 2004 Special/Study Meeting.

Vice Chair Chamberlain said the Public Hearing on the proposed zoning ordinance text would be scheduled for the March 9, 2004 Regular Meeting.

1. RESOLUTION TO EXCUSE ABSENT MEMBERS

Resolution # PC-2004-02-013

Moved by: Storrs

Seconded by: Strat

RESOLVED, That Ms. Drake-Batts and Messrs. Vleck, Waller and Wright be excused from attendance at this meeting.

Yes: All present (5)

No: None

Absent: Drake-Batts, Vleck, Waller, Wright

MOTION CARRIED

Vice Chair Chamberlain requested a recess at 8:55 p.m.

The meeting reconvened at 9:05 p.m.

4. SUB-COMMITTEE REPORTS (continued)

Tree Preservation / Landscaping / Walls

No report.

Gateway / Beautification

No report.

Special Use

Mr. Savidant reported that he started restructuring the district regulation language. The intent is to put the district regulations in the form of a matrix and separate the design standards into a Design Standards article.

Vice Chair Chamberlain reported the Commission would review the matrix and proposed language again, noting there are new Commission members on board since the special use review began in 2001. He said the target date for completion of the matrix is the end of March.

Indoor Commercial Recreation

No report.

Civic Center Priority Task Force

Mr. Storrs reported that a briefing and report will be given to the City Council at their February 16, 2004 Meeting.

5. COMMITTEE APPOINTMENTS

Item postponed to the February 24, 2004 Special/Study Meeting.

6. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 202) – Article 28.30.02 Outside Storage of Commercial & Recreational Vehicles in Self Storage Facilities

- and -

7. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 204) – Articles 28.00.00 Outside Storage of Commercial and Recreational Vehicles in Required Off Street Parking in the M-1 District

Agenda items #6 and #7 were discussed collectively.

Mr. Miller reported that the Planning Department staff is conducting site visits to document all of the self-storage facilities and outdoor storage yards within the City and determine each site's capability with respect to the potential for storage of commercial and recreational vehicles. He said that he and Mr. Savidant conducted a site visit of a self-storage facility only to discover that the facility is currently using its space for open storage. Mr. Miller said the findings could show that there is presently the potential for 500 spaces in current self-storage facilities and outdoor storage yards.

Mr. Miller reported that the Planning Department met with Mr. Strat. Their discussion realized that the ordinance currently allows outdoor and indoor storage of commercial and recreational vehicles as a Special Use in the M-1 district. Alternative screening and landscaping methods for outdoor storage areas still needs to be addressed.

Vice Chair Chamberlain resolved to table both ZOTA's to the February 24, 2004 Special/Study meeting. The Planning Department will make minor modifications to the draft language for the parking requirements in self-storage facilities and prepare draft language for screening and landscaping methods.

8. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 200) – Article 11.00.00 CR-1 One Family Cluster

Discussed under Sub-Committee CR-1, refer to page 1.

9. JOINT COMMITTEE SELECTION

Item postponed to the February 24, 2004 Special/Study Meeting.

10. PLANNING COMMISSION WORK PROGRAM

Item postponed to the February 24, 2004 Special/Study Meeting.

11. PLANNING COMMISSION BUDGET REVIEW

Item postponed to the February 24, 2004 Special/Study Meeting.

12. REVIEW OF FEBRUARY 10, 2004 REGULAR MEETING

Items briefly discussed were:

- Proposed Custer Estates Site Condominium (Revised Plan), 2 units proposed, North of Long Lake, East of John R, Section 12 – R-1C
- Foot Specialty Clinic, Proposed Medical Office Building, South of Big Beaver, West side of Dequindre, Section 25 – B-1

Mr. Miller said that the Kresge Foundation Headquarters is targeting its site plan submission for the March regular meeting. In discussion with the petitioner, Mr. Miller said it appears that the site plan will be a creative, environmentally-friendly design.

13. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

GOOD OF THE ORDER

Mr. Miller said the light agenda for the February regular meeting is probably a result of a winter lull.

Mr. Savidant commented that tonight's meeting was very productive.

Mr. Schultz agreed and said tonight's session was a true "study session".

Mr. Strat asked if the Legal Department has reviewed further the legal opinion on the Joint Committee with respect to the definition of a standing committee.

Mr. Motzny replied that the Legal Department has reviewed the matter again and the draft memorandum is pending review and approval by the City Attorney.

Mr. Strat asked if the Commission would be provided a copy of the Hubbell Roth & Clark feasibility study on the CN Railroad Pedestrian Crossing.

Mr. Miller indicated that the City Engineer has acknowledged that the Commission has an interest in this project, and that the Engineering Department would most likely keep the Commission up-to-date on the project status.

Mr. Strat asked how to get a copy of the tape for the January 27, 2004 Special/Study Meeting. He was informed to check with either the Library or the Community Affairs Department.

Vice Chair Chamberlain would like the Commission to re-visit snow removal to make sure that adequate storage of cleared snow is provided for projects. He said the cul de sac on which he lives has been literally buried with snow by the plows, and that the clearing of snow becomes a real problem for many City streets.

ADJOURN

The Special/Study Meeting of the Planning Commission was adjourned at 9:35 p.m.

Respectfully submitted,

Gary Chamberlain, Vice Chair

Kathy L. Czarnecki, Recording Secretary